

Workingmen's Houses,
257 Southern Avenue
Dubuque
Dubuque County
Iowa

HABS No. IA-159-U

HABS
IOWA,
31-DUBU,
14-U-

**PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey
Department of the Interior
National Park Service
Rocky Mountain Regional Office
P.O. Box 25287
Denver Colorado 80225

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Site Location: 257 Southern Avenue
Dubuque, Dubuque County, Iowa
DOT designation: Resource Site No. 1.24
Cadastral grid : NE1/4 NE1/4 S36 T89N R2E
USGS quadrangle: Dubuque South Iowa 7.5'
UTM coordinates: 15.691875.4705920
Lot dimensions : 46.6'x 220' : .24 acre
Lot description: Subdivision of Mineral
Lot 39

Present Owner: Sidney E. and Elizabeth D. Miller
Present Usage: single family residence
Present Condition : fair

Overall Dimensions: 2-story main block: 16'x 24'; 1-story addition: 16'x 10'.
Orientation : southeast
Architectural Description : Plan type : rectangular, with rear addition; 1-1/2 story
Foundation: parged stone perimeter walls.
Structure : wood frame
Ext. walls: Miami stone-pattern asphalt siding over beveled wood, with asbestos-cement shingles in gables.
Roofs : front gabled, moderately pitched roof on main block with hexagonal asphalt shingles; asphalt-shingled shed roof over rear addition.
Chimneys : concrete block interior chimney centered on ridge.
Dormers : none
Windows : painted wood 4/4 double-hung windows, asymmetrically placed, with plain board casings hood molds and slip sills; small wood awning windows under eaves of sidewalls.
Openings : offset front entrance with replacement door; side entrance on northeast side; both with plain casings and hood molds.
Porches : original porch evidently replaced with an uncovered concrete stoop and stair with wrought iron railing; similar stoop on side entrance, with an aluminum canopy cantilevered from wall.
Details : simply boxed cornices.

Construction Date : c.1890

Architecture Style: Gable ended box

Physical History : The date and circumstances of construction for this house can only be approximated. Mineral Lot 39 in Dubuque's south side was first

subdivided in 1875. This property passed through a succession of owners during the 1880s, including teamster Michael Bogue, until Margaret Condon acquired it in 1894. Margaret and Edward Condon were the first traceable occupants of the house, dating from 1890. Edward was then employed at the C.W. Robison millworks. By the time that they purchased the property in 1894, Condon had opened a small saloon across Southern Avenue. Already widowed, Margaret died four years later, and their son, Thomas, remained in the house until after the turn of the century.

The Condon family retained possession of the property, renting the house to a couple of short-time tenants and later laborer Jeremiah C. Coble [Cable]. In 1916 attorney John Deery purchased the house as a rental for \$600. When Deery died that May, he bequeathed this building and the rental house immediately west [HABS No. IA-159-T] to Dubuque College "for the education and support of students of said college preparing for the Priesthood." The college held the two properties for only a short time before selling them to grocer Thomas J. Shea. Shea occupied this house until the late 1930s.

Significance: Although extensively altered, this house is significant as a contributing element in a neighborhood of workingmen's houses, built in the late 19th century in south Dubuque.

References: Sanborn Insurance Maps: 1909, 1972.
Dubuque City Directories: 1880 - 1970.
Dubuque County Assessment Record: 3-32-2-37.
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.
May 1988.